

LAKES OF DEER CREEK CONDO ASSOCIATION
BALANCE SHEET
As of 06/30/23

ASSETS

| | | | |
|-----------------------|-----------------------------|----|-------------------------------|
| OPERATING CASH | | | |
| 1100 | SOUTH STATE OPER | \$ | 73,296.29 |
| | TOTAL OPERATING CASH | | <u>\$ 73,296.29</u> |
| RESERVE CASH | | | |
| 1600 | SOUTH STATE RESERVES | \$ | 1,203,805.33 |
| | TOTAL RESERVE CASH | | <u>\$ 1,203,805.33</u> |
| OTHER ASSETS | | | |
| 2000 | ACCOUNTS RECEIVABLE | \$ | 2,326.00 |
| 2200 | PREPAID INSURANCE | | 200,036.16 |
| 2300 | PREPAID EXPENSES | | 950.00 |
| | TOTAL OTHER ASSETS | | <u>\$ 203,312.16</u> |
| | TOTAL ASSETS | | <u><u>\$ 1,480,413.78</u></u> |

LIABILITY/RESERVE/EQUITY

| | | | |
|--------------------|--------------------------|----|------------------------|
| LIABILITIES | | | |
| 3007 | ACCRUED AUDIT | \$ | 2,550.00 |
| 3010 | INSURANCE A/P | | 179,593.60 |
| 3100 | PREPAID ASSESSMENTS | | 26,015.00 |
| | TOTAL LIABILITIES | | <u>\$ 208,158.60</u> |
| RESERVES | | | |
| 3600 | CLUBHOUSE RESERVES | \$ | 45,310.21 |
| 3610 | EXP C/H RESERVES | | (4,104.72) |
| 3680 | ROOF RESERVES | | 1,074,953.90 |
| 3685 | EXP ROOF RESERVES | | (13,050.00) |
| 3740 | PAINTING RESERVES | | 12,500.10 |
| 3780 | POOL RENOVATION RESERVES | | 41,122.22 |
| 3800 | ROAD/PARKING RESERVES | | 22,244.07 |
| 3810 | EXP ROAD/PAVING | | (5,249.17) |
| 3900 | RESERVE INTEREST | | 30,078.71 |
| | TOTAL RESERVES | | <u>\$ 1,203,805.32</u> |

LAKES OF DEER CREEK CONDO ASSOCIATION

BALANCE SHEET

As of 06/30/23

| EQUITY | |
|--------|--|
| 4020 | RETAINED EARNINGS \$ 68,104.85 |
| | NET INCOME/LOSS 345.01 |
| | <hr/> |
| | TOTAL EQUITY \$ 68,449.86 |
| | <hr/> |
| | TOTAL LIABILITY/RESERVE/EQUITY \$ 1,480,413.78 |
| | <hr/> <hr/> |

**LAKES OF DEER CREEK CONDO ASSOCIATION
INCOME/EXPENSE STATEMENT**

Period: 06/01/23 to 06/30/23

| Description | | Actual | Current Period Budget | Variance | Actual | Year-To-Date Budget | Variance | Yearly Budget |
|--------------------------------------|--------------------------|------------------|-----------------------|-------------------|-------------------|---------------------|-------------------|-------------------|
| INCOME | | | | | | | | |
| 05000 | MAINTENANCE INCOME | 43,680.00 | 43,699.67 | (19.67) | 262,080.00 | 262,198.02 | (118.02) | 524,396.00 |
| 05050 | SOCIAL MEMBERSHIP INCOME | 900.00 | 1,666.67 | (766.67) | 19,350.00 | 10,000.02 | 9,349.98 | 20,000.00 |
| 05400 | C/H RENTAL INCOME | 325.00 | 133.33 | 191.67 | 2,275.00 | 799.98 | 1,475.02 | 1,600.00 |
| 05500 | OTHER INCOME | .00 | 125.00 | (125.00) | .00 | 750.00 | (750.00) | 1,500.00 |
| TOTAL INCOME | | 44,905.00 | 45,624.67 | (719.67) | 283,705.00 | 273,748.02 | 9,956.98 | 547,496.00 |
| EXPENSES | | | | | | | | |
| UTILITIES | | | | | | | | |
| 06000 | ELECTRIC | 1,685.68 | 1,833.33 | 147.65 | 11,354.68 | 10,999.98 | (354.70) | 22,000.00 |
| 06005 | WATER SEWER | 5,602.86 | 5,416.67 | (186.19) | 34,976.07 | 32,500.02 | (2,476.05) | 65,000.00 |
| 06020 | TELEPHONE | 118.31 | 135.75 | 17.44 | 591.73 | 814.50 | 222.77 | 1,629.00 |
| TOTAL UTILITIES | | 7,406.85 | 7,385.75 | (21.10) | 46,922.48 | 44,314.50 | (2,607.98) | 88,629.00 |
| OPERATING EXPENSES | | | | | | | | |
| 06050 | LANDSCAPE CONTRACT | 5,000.00 | 5,005.00 | 5.00 | 30,000.00 | 30,030.00 | 30.00 | 60,060.00 |
| 06060 | IRRIGATION CONTRACT | 520.00 | 562.50 | 42.50 | 2,080.00 | 3,375.00 | 1,295.00 | 6,750.00 |
| 06070 | JANTORIAL SERVICE | 900.00 | 650.00 | (250.00) | 3,900.00 | 3,900.00 | .00 | 7,800.00 |
| 06080 | LAKE MAINT CONTRACT | 180.00 | 200.00 | 20.00 | 1,080.00 | 1,200.00 | 120.00 | 2,400.00 |
| 06090 | POOL SERVICE CONTRACT | 625.00 | 541.67 | (83.33) | 3,538.75 | 3,250.02 | (288.73) | 6,500.00 |
| TOTAL OPERATING EXPENSES | | 7,225.00 | 6,959.17 | (265.83) | 40,598.75 | 41,755.02 | 1,156.27 | 83,510.00 |
| REPAIR/MAINTENANCE EXPENSES | | | | | | | | |
| 06100 | BACKFLOW CERTIFICATION | .00 | 141.67 | 141.67 | .00 | 850.02 | 850.02 | 1,700.00 |
| 06110 | C/H REPAIR/MAINT | .00 | 208.33 | 208.33 | 497.55 | 1,249.98 | 752.43 | 2,500.00 |
| 06120 | EXTERMINATING/TERMITE | .00 | 791.67 | 791.67 | 2,900.00 | 4,750.02 | 1,850.02 | 9,500.00 |
| 06130 | IRRIGATION REPAIRS | 445.23 | 333.33 | (111.90) | 2,682.87 | 1,999.98 | (682.89) | 4,000.00 |
| 06140 | LANDSCAPE OTHER | 1,500.00 | 450.00 | (1,050.00) | 1,500.00 | 2,700.00 | 1,200.00 | 5,400.00 |
| 06150 | POOL REPAIRS | 900.00 | 416.65 | (483.35) | 2,207.00 | 2,499.90 | 292.90 | 5,000.00 |
| 06170 | REPAIR & MAINTENANCE | 3,079.33 | 2,145.83 | (933.50) | 30,445.29 | 12,874.98 | (17,570.31) | 25,750.00 |
| 06180 | TREE TRIMMING | .00 | 1,500.00 | 1,500.00 | .00 | 9,000.00 | 9,000.00 | 18,000.00 |
| TOTAL REPAIR MAINT EXPENSES | | 5,924.56 | 5,987.48 | 62.92 | 40,232.71 | 35,924.88 | (4,307.83) | 71,850.00 |
| ADMINISTRATIVE EXPENSES | | | | | | | | |
| 06200 | ACCOUNTING AUDIT | 425.00 | 425.00 | .00 | 2,550.00 | 2,550.00 | .00 | 5,100.00 |
| 06210 | BAD DEBT ALLOC | .00 | 158.33 | 158.33 | .00 | 949.98 | 949.98 | 1,900.00 |
| 06220 | OFFICE EXPENSES | 16.00 | 416.67 | 400.67 | 1,435.41 | 2,500.02 | 1,064.61 | 5,000.00 |
| 06230 | FEES TO THE DIVISION | .00 | 62.50 | 62.50 | 61.25 | 375.00 | 313.75 | 750.00 |
| 06240 | INSURANCE | 19,824.70 | 14,166.67 | (5,658.03) | 93,043.45 | 85,000.02 | (8,043.43) | 170,000.00 |
| 06250 | LEGAL FEES | .00 | 333.33 | 333.33 | 247.50 | 1,999.98 | 1,752.48 | 4,000.00 |
| 06260 | MANAGEMENT | 1,500.00 | 1,510.00 | 10.00 | 9,075.00 | 9,060.00 | (15.00) | 18,120.00 |
| 06280 | TAXES/FEES/DUES | .00 | 75.00 | 75.00 | 325.00 | 450.00 | 125.00 | 900.00 |
| TOTAL ADMINISTRATIVE EXPENSES | | 21,765.70 | 17,147.50 | (4,618.20) | 106,737.61 | 102,885.00 | (3,852.61) | 205,770.00 |
| RESERVES | | | | | | | | |
| 06300 | C/H RENOVATIONS | 228.33 | 228.33 | .00 | 1,369.98 | 1,369.98 | .00 | 2,740.00 |
| 06310 | FLAT ROOF/TILE | 6,168.08 | 6,168.08 | .00 | 37,008.48 | 37,008.48 | .00 | 74,017.00 |

LAKES OF DEER CREEK CONDO ASSOCIATION

INCOME/EXPENSE STATEMENT

Period: 06/01/23 to 06/30/23

| Description | | Actual | Current Period Budget | Variance | Actual | Year-To-Date Budget | Variance | Yearly Budget |
|-------------|------------------------|-------------------|--------------------------|-------------------|-------------------|------------------------|-------------------|-------------------|
| 06320 | PAINTING | 416.67 | 416.67 | .00 | 2,500.02 | 2,500.02 | .00 | 5,000.00 |
| 06330 | POOL/SPA | 999.08 | 999.08 | .00 | 5,994.48 | 5,994.48 | .00 | 11,989.00 |
| 06340 | ROADS/PARKING | 332.58 | 332.58 | .00 | 1,995.48 | 1,995.48 | .00 | 3,991.00 |
| | TOTAL RESERVES | 8,144.74 | 8,144.74 | .00 | 48,868.44 | 48,868.44 | .00 | 97,737.00 |
| | TOTAL EXPENSES | 50,466.85 | 45,624.64 | (4,842.21) | 283,359.99 | 273,747.84 | (9,612.15) | 547,496.00 |
| | NET INCOME/LOSS | (5,561.85) | .03 | (5,561.88) | 345.01 | .18 | 344.83 | .00 |

CASH DISBURSEMENTS

Starting Check Date: 6/01/23 Cash Account #: 1100

Ending Check Date: 6/30/23

| Check Date | Check # | Vend # | Name | Check Amount | Reference | | | |
|------------|---------|----------|--------------------------------|--------------|------------------------|----------|-------------|------------------------|
| 6/02/23 | 62236 | (M) IPFS | IPFS CORPORATION | 1,131.66 | FLT-339861 | | | |
| | | Vchr-# | Invoice-# | Inv-date | Acct # | Eff-date | Amount-paid | Reference |
| | | 1662 | PYMT 6/11 | 6/02/23 | 3010 | 6/02/23 | 1,131.66 | FLT-339861 |
| 6/03/23 | 6623 | (M) COMC | COMCAST | 118.31 | 8495-75-383-2161532 | | | |
| | | Vchr-# | Invoice-# | Inv-date | Acct # | Eff-date | Amount-paid | Reference |
| | | 1653 | 5/16-6/15 | 6/03/23 | 6020 | 6/03/23 | 118.31 | 8495-75-383-2161532 |
| 6/07/23 | 67231 | (M) THDC | TOWNHOMES OF DEER CREEK | 180.00 | JUNE SERVICE | | | |
| | | Vchr-# | Invoice-# | Inv-date | Acct # | Eff-date | Amount-paid | Reference |
| | | 1643 | JUNE 2023 | 6/07/23 | 6080 | 6/07/23 | 180.00 | JUNE SERVICE |
| 6/15/23 | 2164 | ADVA | ADVANCED GATE, INC. | 150.00 | 6/7 SERVICE CALL/CARDS | | | |
| | | Vchr-# | Invoice-# | Inv-date | Acct # | Eff-date | Amount-paid | Reference |
| | | 1644 | 304470C | 6/08/23 | 6170 | 6/08/23 | 150.00 | 6/7 SERVICE CALL/CARDS |
| 6/15/23 | 2165 | CITY | CITY OF DEERFIELD BEACH | 5,602.86 | 17 INVOICES | | | |
| | | Vchr-# | Invoice-# | Inv-date | Acct # | Eff-date | Amount-paid | Reference |
| | | 1645 | 4/18-5/17 | 6/08/23 | 6005 | 6/08/23 | 5,602.86 | 17 INVOICES |
| 6/15/23 | 2166 | COMP | COMPLETE OUTDOOR SERVICES, INC | 1,500.00 | 5/25 TREE REMOVAL | | | |
| | | Vchr-# | Invoice-# | Inv-date | Acct # | Eff-date | Amount-paid | Reference |
| | | 1646 | 7007 | 6/08/23 | 6140 | 6/08/23 | 1,500.00 | 5/25 TREE REMOVAL |
| 6/15/23 | 2167 | GENE | GENERAL POOL & SPA, INC. | 1,525.00 | | | | |
| | | Vchr-# | Invoice-# | Inv-date | Acct # | Eff-date | Amount-paid | Reference |
| | | 1648 | 17967 | 6/08/23 | 6150 | 6/08/23 | 900.00 | 6/3 REPL MOTOR |
| | | 1649 | 17812 | 6/08/23 | 6090 | 6/08/23 | 625.00 | JUNE SERVICE |
| | | | | | | Totals: | 1,525.00 | |
| 6/15/23 | 2168 | RICK | GARY RICKMAN | 300.00 | 5/15-5/26 | | | |
| | | Vchr-# | Invoice-# | Inv-date | Acct # | Eff-date | Amount-paid | Reference |
| | | 1650 | 5/15-5/26 | 6/08/23 | 6070 | 6/08/23 | 300.00 | 5/15-5/26 |
| 6/15/23 | 2169 | SCEI | SOUTHERN COAST ENTERPRISES INC | 2,675.00 | 5/30 ROOF REPAIRS 633 | | | |

CASH DISBURSEMENTS

Starting Check Date: 6/01/23 Cash Account #: 1100

Ending Check Date: 6/30/23

| Check Date | Check # | Vend # | Name | Check Amount | Reference | | | |
|------------|---------|---------|--------------------------------|--------------|-----------|----------|-------------|-------------------------|
| | | Vchr-# | Invoice-# | Inv-date | Acct # | Eff-date | Amount-paid | Reference |
| | | 1651 | 27417 | 6/08/23 | 6170 | 6/08/23 | 2,675.00 | 5/30 ROOF REPAIRS 633 |
| 6/15/23 | 2170 | VICT | VICTORY ACCOUNTING SERVICES | 550.00 | | | | JUNE SERVICE |
| | | Vchr-# | Invoice-# | Inv-date | Acct # | Eff-date | Amount-paid | Reference |
| | | 1652 | JUNE 2023 | 6/08/23 | 6260 | 6/08/23 | 550.00 | JUNE SERVICE |
| 6/21/23 | 2155 | VOID | | .00 | | | | Void |
| 6/21/23 | 2171 | COMP | COMPLETE OUTDOOR SERVICES, INC | 5,000.00 | | | | MAY SERVICE |
| | | Vchr-# | Invoice-# | Inv-date | Acct # | Eff-date | Amount-paid | Reference |
| | | 1624 | 7006 | None | 6050 | 5/15/23 | 5,000.00 | MAY SERVICE |
| 6/24/23 | 62423 | (M) FPL | FPL | 1,685.68 | | | | 10 INVOICES |
| | | Vchr-# | Invoice-# | Inv-date | Acct # | Eff-date | Amount-paid | Reference |
| | | 1661 | 5/12-6/13 | 6/24/23 | 6000 | 6/24/23 | 1,685.68 | 10 INVOICES |
| 6/30/23 | 2172 | ADVA | ADVANCED GATE, INC. | 254.33 | | | | |
| | | Vchr-# | Invoice-# | Inv-date | Acct # | Eff-date | Amount-paid | Reference |
| | | 1654 | 304475C | 6/21/23 | 6170 | 6/21/23 | 150.00 | 6/17 SERVICE CALL/CARDS |
| | | 1655 | 304476C | 6/21/23 | 6170 | 6/21/23 | 104.33 | 6/17 CUSTOM CARD ORDER |
| | | | | Totals: | | | 254.33 | |
| 6/30/23 | 2173 | BENC | BENCHMARK PROPERTY MANAGEMENT | 950.00 | | | | JULY SERVICE |
| | | Vchr-# | Invoice-# | Inv-date | Acct # | Eff-date | Amount-paid | Reference |
| | | 1656 | 7293 | 6/21/23 | 2300 | 6/21/23 | 950.00 | JULY SERVICE |
| 6/30/23 | 2174 | COMP | COMPLETE OUTDOOR SERVICES, INC | 5,965.23 | | | | |
| | | Vchr-# | Invoice-# | Inv-date | Acct # | Eff-date | Amount-paid | Reference |
| | | 1657 | 7008 | 6/21/23 | 6050 | 6/21/23 | 5,000.00 | JUNE SERVICE |
| | | 1658 | WC4 | 6/21/23 | 6060 | 6/21/23 | 520.00 | MAY WET CHECK/REPAIRS |
| | | 1658 | WC4 | 6/21/23 | 6130 | 6/21/23 | 445.23 | |
| | | | | Totals: | | | 5,965.23 | |
| 6/30/23 | 2175 | RICK | GARY RICKMAN | 300.00 | | | | 5/29-6/9 |
| | | Vchr-# | Invoice-# | Inv-date | Acct # | Eff-date | Amount-paid | Reference |
| | | 1659 | 5/29-6/9 | 6/21/23 | 6070 | 6/21/23 | 300.00 | 5/29-6/9 |

CASH DISBURSEMENTS

Starting Check Date: 6/01/23 Cash Account #: 1100

Ending Check Date: 6/30/23

| Check Date | Check # | Vend # | Name | Check Amount | Reference |
|------------|---------|--------|--------------|--------------|-----------|
| 6/30/23 | 2176 | RICK | GARY RICKMAN | 300.00 | 6/12-6/23 |

| Vchr-# | Invoice-# | Inv-date | Acct # | Eff-date | Amount-paid | Reference |
|--------|-----------|----------|--------|----------|-------------|-----------|
| 1660 | 6/12-6/23 | 6/21/23 | 6070 | 6/21/23 | 300.00 | 6/12-6/23 |

| | | | | | |
|---------|--|--|--|-----------|--|
| Totals: | | | | 28,188.07 | |
|---------|--|--|--|-----------|--|

-- End of report --

DATE: 7/08/23
TIME: 10:46 AM

LAKES OF DEER CREEK CONDO ASSOCIATION
AGED OWNER BALANCES: AS OF June 30, 2023
ACCOUNT NUMBER SEQUENCE

* - Previous Owner or Renter

| ACCOUNT # | UNIT # | NAME | CURRENT | OVER 30 | OVER 60 | OVER 90 | TOTAL | STATUS |
|-----------|--------|-----------------------|---------|---------|---------|---------|---------|-----------------|
| 2903 | 2903 | ANGELA SALERNO ESTATE | 480.00 | 0.00 | 480.00 | 480.00 | 1440.00 | |
| 3201 | 3201 | MICHAEL DORAN | 406.00 | 0.00 | 0.00 | 0.00 | 406.00 | |
| 3303 | 3303 | LESLIE LANDY | 480.00 | 0.00 | 0.00 | 0.00 | 480.00 | Called/ Sending |
| TOTAL: | | | 1366.00 | 0.00 | 480.00 | 480.00 | 2326.00 | |

DATE: 7/08/23
TIME: 10:46 AM

LAKES OF DEER CREEK CONDO ASSOCIATION
AGED OWNER BALANCES: AS OF June 30, 2023

PAGE 2

R E P O R T S U M M A R Y

| CODE | N/A | DESCRIPTION | ACCOUNT # | CURRENT | OVER 30 | OVER 60 | OVER 90 | TOTAL |
|--------------|-----|-------------|-----------|---------|---------|---------|---------|---------|
| A1 | | ASSESSMENT | 2000 | 1366.00 | 0.00 | 480.00 | 480.00 | 2326.00 |
| GRAND TOTAL: | | | | 1366.00 | 0.00 | 480.00 | 480.00 | 2326.00 |

| ACCOUNT NUMBER | ACCOUNT DESCRIPTION | DELINQUENCY AMOUNT |
|----------------|---------------------|--------------------|
| 02000 | ACCOUNTS RECEIVABLE | 2326.00 |
| T O T A L | | \$2326.00 |

-- End of report --